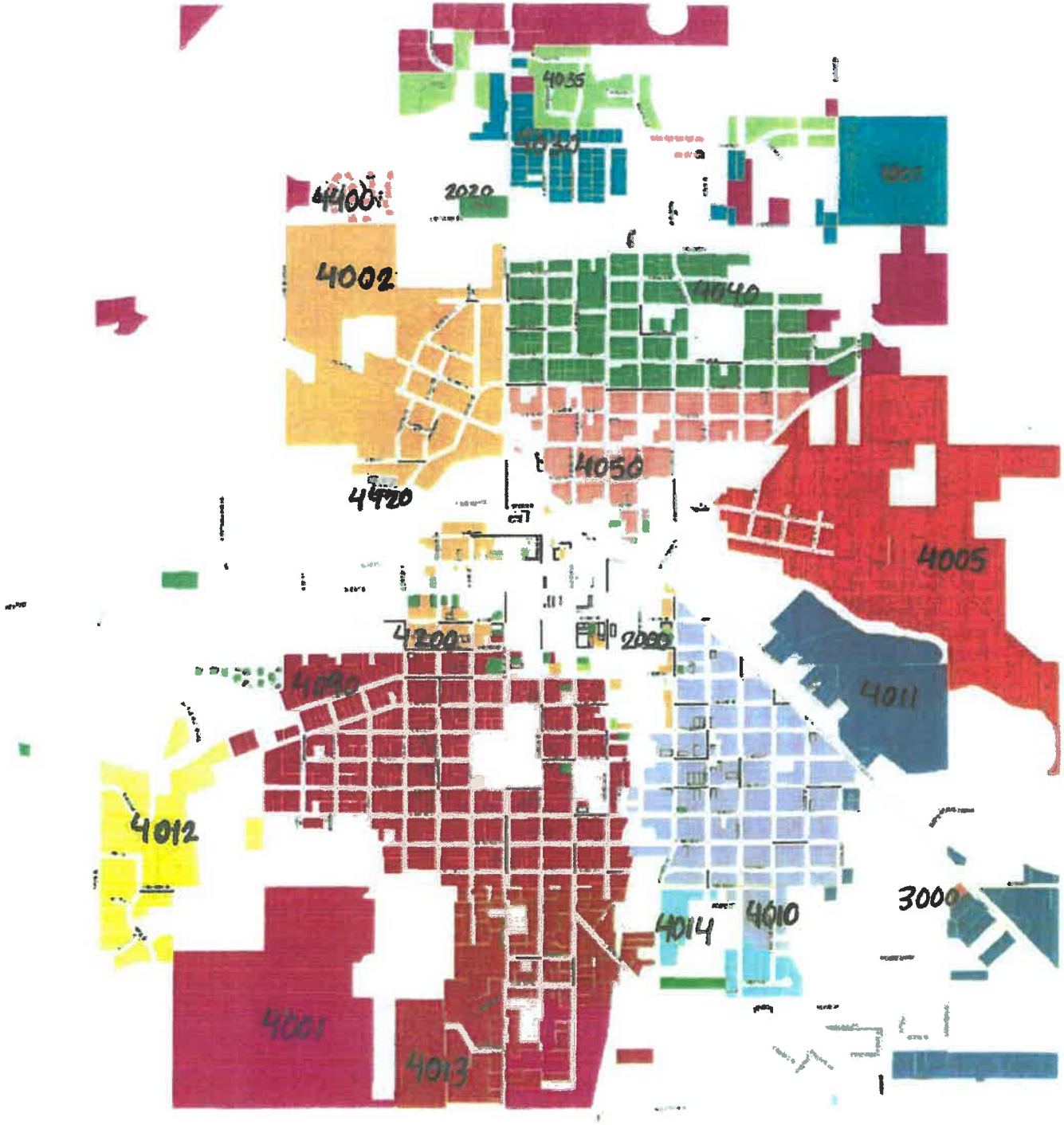
Index

2024 ECF Neighborhoods

Percent Change Report

Neighborhood	Change	Parcel Count
4001 Rural Area	1.067%	20
4002 West State Road	12.106%	165
4005 (Previously 4014)	7.805%	98
4010 Eastern Central City	15.296%	421
4011 East State Street	-3.357%	44
4012 Sweezy's Pond	8.652%	42
4013 High School District	30.420%	123
4014 Barfield	27.233%	46
4030 Woodlawn North	20.066%	90
4035 Newer in Woodlawn North Condos	5.686%	89
4038 Woodlawn North Condos	5.054%	25
4040 Woodlawn South	10.308%	306
4050 Northern Central City	2.217%	200
4090 Southern Central City	8.683%	582
4200 FMR COM 2010 ECF Area	10.203%	105
4430 Ivy Woods Condos	4.949%	20
4435 Cherry Hill Condos	21.160%	26
4440 Woodlawn South Condos	16.777%	8

City of Hasting ECF Map



City of Hastings Parcels

ECF Neighborhood

- NA
- 1000
- 2000
- 2020
- 3000
- 4001
- 4002
- 4005
- 4010
- 4011
- 4012
- 4013
- 4014
- 4030
- 4035
- 4040
- 4050
- 4090
- 4200
- 4400
- 4420

20 CF 2024 ECF
4002 ECF 4002

Sale Date	Parcel Number	Street Address	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area	Building Style
12/05/22	55-100-035-30	906 N GLENWOOD	$412,400	$412,400	$213,800	51.84	$403,176	$370,220	$358,131	**1.034**	4002	2 STY
11/15/22	55-075-065-00	700 W HIGH	$159,500	$159,500	$77,100	48.34	$150,408	$139,559	$129,432	**1.078**	4002	RANCH
09/29/22	55-015-014-00	828 N BROADWAY	$184,000	$184,000	$75,600	41.09	$150,045	$153,800	$118,894	**1.294**	4002	RANCH
08/10/22	55-015-024-00	710 N TAFFEE	$160,000	$160,000	$65,300	40.81	$131,506	$134,417	$105,082	**1.279**	4002	RANCH
04/20/22	55-100-012-00	907 N GLENWOOD	$282,000	$282,000	$163,300	57.91	$326,108	$249,105	$290,886	**0.856**	4002	2 STY
12/10/21	55-075-021-00	321 N TAFFEE	$225,000	$225,000	$94,200	41.87	$218,589	$179,288	$171,505	**1.045**	4002	RANCH
11/29/21	55-060-034-00	428 N CONGRESS ST	$175,000	$175,000	$72,400	41.37	$165,321	$152,763	$141,948	**1.076**	4002	TRI-LEVEL
07/30/21	55-075-001-51	415 N TAFFEE	$265,000	$265,000	$106,300	40.11	$232,566	$231,558	$197,544	**1.172**	4002	RANCH
07/27/21	55-100-009-00	925 N TAFFEE	$249,900	$249,900	$100,300	40.14	$230,274	$197,954	$176,913	**1.119**	4002	1.5 STY
07/09/21	55-100-010-70	1003 N TAFFEE	$300,000	$300,000	$106,500	35.50	$245,103	$257,836	$201,328	**1.281**	4002	RANCH
06/25/21	55-100-011-00	915 N GLENWOOD	$354,900	$354,900	$138,900	39.14	$346,684	$332,096	$321,310	**1.034**	4002	1.75 STY
05/28/21	55-060-029-00	525 N TAFFEE	$157,000	$157,000	$58,600	37.32	$134,456	$123,246	$99,903	**1.234**	4002	RANCH
Totals:			**$2,924,700**	**$2,924,700**	**$1,272,300**		**$2,734,236**	**$2,521,842**	**$2,312,875**			
					Sale. Ratio =>	**43.50**			**E.C.F. =>**	**1.090**		
					Std. Dev. =>	**6.48**			**Ave. E.C.F. =>**	**1.125**		

ok

used 1.090 ECF

2024

4005

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area	Building Style
55-020-016-01	545 E MILL ST	07/02/21	$194,900	$64,100	32.89	$184,508	$159,941	$136,325	**1.173**	4005	1.5 STY
55-020-044-00	603 E THORN	02/22/22	$170,000	$52,300	30.76	$157,638	$143,907	$119,913	**1.200**	4005	2 STY
55-020-046-00	545 E THORN	03/02/23	$186,000	$85,500	45.97	$198,189	$157,522	$154,705	**1.018**	4005	1.5 STY
		Totals:	**$880,900**	**$334,200**		**$540,335**	**$461,370**	**$410,943**			
				Sale. Ratio =>	**37.94**			**E.C.F. =>**	**1.123**		
				Std. Dev. =>	**6.95**			**Ave. E.C.F. =>**			

2024
4010

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-201-190-00	426 E COURT ST	06/10/22	$180,000	$180,000	$52,200	29.00	$128,699	$152,295	$91,480	1.665	1.75 STY
55-201-211-00	438 E CENTER	06/16/22	$161,500	$161,500	$61,400	38.02	$147,788	$142,079	$116,274	1.222	1.25 STY
55-201-214-00	311 S EAST	02/25/22	$115,000	$115,000	$46,000	40.00	$112,694	$105,821	$93,764	1.129	1.5/1.75/2 STY
55-210-006-00	911 E MADISON	03/10/23	$130,000	$130,000	$42,100	32.38	$102,028	$113,581	$77,544	1.465	1+ STY
55-210-007-00	915 E MADISON	10/04/21	$123,000	$123,000	$40,000	32.52	$100,523	$104,679	$74,458	1.406	RANCH
55-220-026-00	402 E GREEN ST	07/21/21	$150,000	$150,000	$71,500	47.67	$175,503	$130,543	$141,346	0.924	1.5/1.75/2 STY
55-220-031-00	425 E WALNUT	06/29/21	$210,000	$210,000	$52,300	24.90	$168,992	$184,845	$130,287	1.419	1.5/1.75/2 STY
55-220-034-00	520 E GREEN ST	03/25/22	$134,500	$134,500	$44,700	33.23	$111,535	$120,416	$88,271	1.364	1+ STY
55-220-040-00	512 E WALNUT	02/07/22	$139,000	$139,000	$40,900	29.42	$103,429	$118,690	$75,289	1.576	1.75 STY
55-220-067-00	618 S HANOVER ST	02/23/22	$101,500	$101,500	$49,000	48.28	$122,608	$82,637	$93,972	0.879	1.5/1.75/2 STY
55-220-083-00	617 S EAST	02/22/22	$133,500	$133,500	$42,100	31.54	$104,512	$118,053	$80,675	1.463	1+ STY
55-220-086-00	519 E BOND ST	06/30/22	$172,900	$172,900	$58,200	33.66	$141,365	$147,618	$105,148	1.404	1.5/1.75/2 STY
55-220-090-00	707 S EAST	01/14/22	$135,000	$135,000	$37,800	28.00	$93,885	$121,658	$72,956	1.668	1+ STY
55-220-095-00	430 E BOND ST	11/17/21	$160,000	$160,000	$49,600	31.00	$154,919	$139,270	$121,548	1.146	1.5/1.75/2 STY
55-220-099-00	717 S HANOVER ST	04/15/22	$90,000	$90,000	$41,200	45.78	$136,215	$69,440	$104,760	0.663	1.75 STY
55-220-100-00	413 E MADISON	09/30/21	$121,000	$121,000	$57,300	47.36	$143,187	$100,780	$111,383	0.905	1.75 STY
55-220-105-00	714 S HANOVER ST	07/08/21	$127,255	$127,255	$46,100	36.23	$115,776	$104,720	$84,457	1.240	1.5/1.75/2 STY
55-220-120-00	804 S HANOVER ST	01/21/22	$85,000	$85,000	$43,100	50.71	$108,332	$62,327	$77,590	0.803	1.75 STY
55-220-124-00	828 S HANOVER ST	12/01/21	$122,000	$122,000	$66,700	54.67	$168,456	$90,780	$124,308	0.730	1.75 STY
55-220-135-00	411 E CLINTON	04/21/22	$155,000	$155,000	$64,400	41.55	$154,587	$125,321	$113,141	1.108	RANCH
55-220-161-00	910 S HANOVER ST	04/15/22	$151,000	$151,000	$60,900	40.33	$146,390	$126,999	$110,860	1.146	1.75 STY
55-220-164-00	920 S HANOVER ST	11/02/22	$140,000	$140,000	$57,400	41.00	$138,847	$116,796	$104,749	1.115	2 STY
55-220-189-00	1029 S EAST	09/20/22	$180,000	$180,000	$51,900	28.83	$130,250	$152,214	$92,812	1.640	RANCH
55-220-193-00	436 E SOUTH	05/13/22	$200,000	$200,000	$53,800	26.90	$167,823	$178,697	$132,717	1.346	CAPE COD
55-225-021-00	1328 S MONTGOMERY	09/19/22	$190,000	$190,000	$81,600	42.95	$197,489	$155,400	$147,544	1.053	1.5/1.75/2 STY
55-235-009-00	628 E STATE	12/08/21	$171,900	$171,900	$47,800	27.81	$186,772	$152,543	$151,644	1.006	1.5/1.75/2 STY
55-235-024-00	704 E WALNUT	11/30/21	$150,000	$150,000	$47,300	31.53	$117,276	$133,030	$90,857	1.464	1.5/1.75/2 STY
55-235-033-00	620 E WALNUT	10/29/21	$150,000	$150,000	$56,000	37.33	$139,517	$130,579	$108,783	1.200	1.5/1.75/2 STY
55-235-049-00	636 E GRAND	07/12/21	$242,636	$242,636	$89,300	36.80	$217,820	$216,213	$173,367	1.247	2 STY
55-235-055-00	603 E BOND ST	04/04/22	$183,000	$183,000	$53,700	29.34	$129,642	$162,189	$98,579	1.645	1.5/1.75/2 STY
55-235-057-00	619 E BOND ST	06/25/21	$185,000	$185,000	$65,400	35.35	$161,751	$160,166	$124,019	1.291	1.5/1.75/2 STY
55-235-058-00	627 E BOND	10/07/21	$160,000	$160,000	$40,300	25.19	$117,208	$139,412	$87,518	1.593	1.75 STY
55-235-073-00	627 S HAYS ST	04/16/21	$134,900	$134,900	$52,700	39.07	$130,608	$115,012	$100,290	1.147	1.5/1.75/2 STY
55-235-089-00	729 E MADISON	11/02/22	$115,000	$115,000	$56,000	48.70	$135,188	$94,878	$104,226	0.910	1.25 STY
55-235-096-00	727 S DIBBLE	09/30/22	$189,900	$189,900	$52,500	27.65	$154,624	$160,596	$113,514	1.415	1.75 STY
55-240-005-00	804 E MADISON	07/27/21	$150,000	$150,000	$47,000	31.33	$118,597	$130,579	$89,833	1.454	1.5/1.75/2 STY
55-240-012-00	720 E MADISON	10/22/21	$145,000	$145,000	$56,900	39.24	$141,717	$125,579	$110,775	1.134	CAPE COD
55-240-017-00	727 E CLINTON	09/15/22	$199,900	$199,900	$53,600	26.81	$172,725	$176,907	$135,627	1.304	2 STY
55-240-038-00	612 E CLINTON	08/05/22	$259,900	$259,900	$94,800	36.48	$228,458	$216,262	$167,409	1.292	1.5 STY
55-240-047-00	722 E CLINTON	11/29/21	$93,000	$93,000	$46,400	49.89	$116,479	$70,077	$84,743	0.827	1.75 STY
55-240-053-00	735 E MARSHALL	03/01/23	$190,000	$190,000	$68,700	36.16	$167,101	$159,177	$123,440	1.290	1.5 STY
55-240-057-00	937 S HAYS ST	04/22/22	$189,000	$189,000	$57,400	30.37	$138,373	$168,189	$106,487	1.579	CAPE COD
55-240-063-00	816 E MARSHALL	09/17/21	$115,000	$115,000	$50,900	44.26	$136,503	$93,613	$104,272	0.898	1.5/1.75/2 STY
55-240-075-00	711 E SOUTH	09/16/21	$225,000	$225,000	$84,300	37.47	$207,996	$202,242	$167,788	1.205	1.5 STY
55-240-077-00	1028 S HAYS ST	05/18/21	$137,000	$137,000	$37,700	27.52	$107,146	$117,579	$79,461	1.480	RANCH
55-240-095-10	630 E SOUTH	01/23/23	$165,000	$165,000	$44,900	27.21	$143,488	$141,200	$108,413	1.302	2 STY
		Totals:	**$7,158,291**	**$7,158,291**	**$2,515,800**		**$6,544,821**	**$6,131,681**	**$4,998,380**		

						Sale. Ratio =>	35.15			E.C.F. =>	1.227		
						Std. Dev. =>	7			Ave. E.C.F. =>	1.243	17.31639879	
USED 1.227													

2024
4011

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area	Building Style
55-205-001-10	1027 E RAILROAD	06/24/22	$150,000	$150,000	$60,400	40.27	$168,256	$126,214	$136,036	0.928	4011	RANCH
55-205-002-00	1017 E RAILROAD	10/20/22	$165,000	$165,000	$64,100	38.85	$179,414	$135,929	$141,566	0.960	4011	RANCH
		Totals:	**$407,000**	**$407,000**	**$156,000**		**$347,670**	**$262,143**	**$277,602**			
					Sale. Ratio =	**38.33**			**E.C.F. =>**	**0.944**	**#DIV/0!**	
					Std. Dev. =>	**3.15**			**Ave. E.C.F. =>**	**#####**	**#DIV/0!**	**#DIV/0!**

USED .944

2024
4012

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area
55-025-014-00	1106 W GREEN ST	04/12/21	$345,000	$345,000	$132,900	$313,749	$305,707	$314,743	0.900	2,228
		Totals:	**$345,000**	**$345,000**	**$132,900**	**$313,749**	**$305,707**	**$314,743**		
					Sale. Ratio =>			**E.C.F. =>**	**0.900**	
					Std. Dev. =>			**Ave. E.C.F. =>**	**0.900**	

2024

4013 4013

Sale Date	Parcel Number	Street Address	Sale Price	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
02/03/23	55-260-008-15	1517 S BROADWAY ST	$250,000	$250,000	$89,700	35.88	$219,878	$216,487	$193,325	1.120	2 STY
11/21/22	55-215-019-00	1405 S BROADWAY ST	$320,000	$320,000	$110,200	34.44	$230,579	$286,199	$204,127	1.402	1.5 STY
08/12/22	55-105-024-00	1111 S PARK	$175,000	$175,000	$53,200	30.40	$115,104	$140,692	$83,813	1.679	RANCH
06/29/22	55-215-013-00	1315 S BROADWAY ST	$290,000	$290,000	$104,700	36.10	$221,699	$233,417	$171,282	1.363	1+ STY
06/01/22	55-250-046-00	101 E SHRINER	$375,000	$375,000	$136,500	36.40	$288,505	$313,449	$235,429	1.331	1+ STY
02/18/22	55-105-026-00	1122 S BROADWAY ST	$274,900	$225,418	$92,900	41.21	$186,409	$188,090	$154,648	1.216	1.75 STY
09/24/21	55-105-029-10	1650 S BROADWAY ST	$265,000	$265,000	$85,600	32.30	$273,776	$228,989	$246,644	0.928	RANCH
07/30/21	55-110-003-00	1518 S BROADWAY ST	$199,500	$199,500	$80,700	40.45	$169,788	$163,249	$138,524	1.178	RANCH
07/15/21	55-215-017-00	206 W OLIVER	$135,000	$135,000	$43,200	32.00	$92,055	$114,722	$74,457	1.541	1+ STY
07/01/21	55-105-023-00	1203 S PARK	$134,900	$134,900	$41,100	30.47	$94,453	$118,812	$81,291	1.462	1+ STY
04/09/21	55-250-073-00	1120 S JEFFERSON ST	$181,100	$181,100	$55,500	30.65	$133,851	$156,299	$113,122	1.382	1.75 STY
Totals:			**$2,600,400**	**$2,550,918**	**$893,300**		**$2,026,097**	**$2,160,405**	**$1,696,664**		
					Sale. Ratio =>	**35.02**			**E.C.F. =>**	**1.273**	
					Std. Dev. =>	**3.84**			**Ave. E.C.F. =>**	**1.327**	**#REF!**

USED 1.273

2024
4014

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-225-101-00	1500 S DIBBLE	08/12/21	$195,000	$195,000	$66,900	34.31	$154,098	$162,486	$152,361	**1.066**	RANCH
55-225-218-00	630 HOWARD	11/01/22	$264,900	$264,900	$105,600	39.86	$209,511	$239,087	$230,198	**1.039**	RANCH
55-225-219-00	636 HOWARD	07/27/21	$175,000	$175,000	$71,900	41.09	$184,791	$148,052	$197,798	**0.749**	RANCH
55-225-217-00	620 HOWARD	11/23/21	$248,000	$248,000	$75,800	30.56	$173,308	$220,508	$182,727	**1.207**	RANCH
55-225-232-00	1420 S MONTGOMERY	04/13/21	$199,500	$199,500	$69,800	34.99	$162,776	$170,122	$167,165	**1.018**	RANCH
55-250-012-10	1315 S HANOVER ST	12/14/21	$213,000	$213,000	$76,800	36.06	$181,855	$172,689	$177,373	**0.974**	BI-LEVEL
		Totals:	**$1,295,400**	**$1,295,400**	**$466,800**		**$1,066,339**	**$1,112,944**	**$1,107,623**		
					Sale. Ratio =>	**36.04**			**E.C.F. =>**	**1.005**	
					Std. Dev. =>	**3.85**			**Ave. E.C.F. =>**	**1.009**	**9.753208482**

2024
4030

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-055-015-00	1519 N BROADWAY ST	05/05/21	$139,900	$139,900	$47,300	33.81	$115,306	$99,888	$85,854	**1.163**	RANCH
55-055-022-00	118 W NORTH	05/03/22	$268,000	$268,000	$88,800	33.13	$211,918	$215,968	$182,310	**1.185**	RANCH
55-055-023-80	1535 N CHURCH	10/08/21	$207,600	$207,600	$73,900	35.60	$177,811	$165,621	$154,883	**1.069**	RANCH
55-055-025-00	1620 N JEFFERSON ST	02/10/23	$170,000	$170,000	$74,100	43.59	$166,609	$123,667	$137,145	**0.902**	RANCH
55-055-051-00	1551 N MICHIGAN AVE	07/16/21	$160,000	$160,000	$56,600	35.38	$136,753	$118,090	$108,145	**1.092**	RANCH
55-055-053-00	161 E NORTH	08/17/21	$196,000	$196,000	$69,100	35.26	$166,510	$146,558	$133,487	**1.098**	2 STY
55-055-067-00	1909 N BROADWAY	03/04/22	$224,900	$224,900	$70,300	31.26	$162,630	$195,102	$151,462	**1.288**	BI-LEVEL
55-055-070-00	1919 N BROADWAY ST	07/02/21	$230,000	$230,000	$89,300	38.83	$204,764	$193,093	$191,399	**1.009**	RANCH
55-135-008-00	1608 N BROADWAY ST	03/04/22	$260,000	$260,000	$114,300	43.96	$258,058	$188,029	$212,186	**0.886**	2 STY
55-135-017-00	1730 N BROADWAY	09/08/22	$280,000	$280,000	$112,400	40.14	$252,301	$215,480	$214,117	**1.006**	RANCH
		Totals:	**$2,136,400**	**$2,136,400**	**$796,100**		**$1,852,660**	**$1,661,496**	**$1,570,987**		
					Sale. Ratio =>	**37.26**			**E.C.F. =>**	**1.058**	
					Std. Dev. =>	**4.36**			**Ave. E.C.F. =>**	**1.070**	**8.914004332**

2024
4035

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-057-002-00	652 E NORTH	04/30/21	$239,900	$239,900	$99,900	41.64	$248,344	$202,099	$223,982	**0.902**	2 STY
55-177-043-00	1832 N BRIAR HILL	02/22/23	$321,000	$321,000	$117,100	36.48	$305,237	$286,153	$287,649	**0.995**	RANCH
		Totals:	**$2,196,000**	**$2,196,000**	**$831,000**		**$553,581**	**$488,252**	**$511,631**		
					Sale. Ratio =>	**37.84**			**E.C.F. =>**	**0.954**	
					Std. Dev. =>	**2.85**			**Ave. E.C.F. =>**	**#DIV/0!**	**#DIV/0!**

USED .954

2024
4038 & 4420

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
55-076-005-00	627 RIVERWALK	01/20/23	$275,000	$275,000	$124,200	45.16	$313,780	$243,679	$243,080	**1.002**	4420
55-076-007-00	701 RIVERWALK	03/15/23	$245,000	$245,000	$88,200	36.00	$223,332	$214,065	$165,574	**1.293**	4420
55-076-013-00	630 RIVERWALK	06/01/22	$265,000	$265,000	$112,400	42.42	$258,806	$234,500	$196,477	1.194	4420
55-076-016-00	618 RIVERWALK	03/28/22	$299,000	$299,000	$96,600	32.31	$277,315	$268,500	$212,405	**1.264**	4420
55-076-020-00	580 RIVERWALK	08/16/22	$215,000	$215,000	$102,500	47.67	$234,108	$184,637	$175,340	**1.053**	4420
55-175-002-31	331 E NORTH	06/04/21	$220,000	$220,000	$82,500	37.50	$211,742	$188,074	$154,747	**1.215**	4038
55-175-006-12	312 E NORTH	06/30/21	$199,900	$199,900	$83,700	41.87	$218,307	$168,210	$160,600	**1.047**	4038
		Totals:	**$1,718,900**	**$1,718,900**	**$690,100**		**$1,737,390**	**$1,501,665**	**$1,308,223**		
					Sale. Ratio =>	**40.15**			**E.C.F. =>**	**1.148**	**0.1163656**
					Std. Dev. =>	**5.40**			**Ave. E.C.F. =>**	**1.153**	**10.1472**

USED 1.148

2024
4040

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-010-004-00	233 E WILLIAM	07/29/22	$175,400	$175,400	$48,300	27.54	$139,722	$154,859	$106,697	**1.451**	RANCH
55-010-005-00	1212 N BOLTWOOD	04/22/22	$185,000	$185,000	$60,400	32.65	$161,714	$157,005	$119,713	**1.312**	RANCH
55-010-020-00	1020 N BOLTWOOD	04/26/21	$145,000	$145,000	$46,100	31.79	$131,900	$111,857	$88,413	**1.265**	RANCH
55-045-012-00	222 W GRANT ST	04/01/21	$135,000	$135,000	$51,300	38.00	$135,335	$113,194	$101,637	**1.114**	RANCH
55-045-024-00	120 W GRANT	10/12/21	$124,000	$124,000	$42,700	34.44	$113,999	$101,767	$82,154	**1.239**	1.75 STY
55-045-030-00	826 N MICHIGAN AVE	08/25/22	$204,000	$204,000	$71,000	34.80	$175,416	$182,753	$138,021	**1.324**	2 STY
55-045-037-00	111 E COLFAX	02/17/23	OK $175,000	$175,000	$79,700	45.54	$157,307	$152,529	$120,713	**1.264**	2 STY
55-050-001-00	1120 N JEFFERSON ST	01/19/22	$168,900	$168,900	$68,900	40.79	$180,043	$137,118	$132,731	**1.033**	1.5 STY
55-050-008-00	244 W AMY ST	01/21/22	$150,000	$150,000	$38,000	25.33	$144,184	$131,295	$112,336	**1.169**	RANCH
55-050-019-00	120 W BENSON	03/18/22	$118,600	$118,600	$44,900	37.86	$123,642	$76,335	$72,853	**1.048**	RANCH
55-050-025-00	236 W BENSON	07/29/22	$169,900	$169,900	$66,500	39.14	$161,642	$152,557	$129,184	**1.181**	1.25 STY
55-050-030-00	235 W MURIEL	04/29/22	$140,000	$140,000	$49,400	35.29	$124,164	$111,685	$85,809	**1.302**	BUNGALO / 1+
55-050-042-00	924 N CHURCH	08/24/22	$155,000	$155,000	$46,100	29.74	$112,089	$135,405	$82,806	**1.635**	RANCH
55-056-005-00	640 E CHARLES	06/04/21	$274,000	$274,000	$88,900	32.45	$265,603	$247,970	$214,479	**1.156**	RANCH
55-056-012-00	631 E CHARLES	07/28/22	$233,000	$233,000	$98,500	42.27	$243,600	$208,508	$196,158	**1.063**	RANCH
55-070-008-00	420 E FRANCIS	01/30/23	$197,000	$197,000	$68,000	34.52	$165,763	$172,697	$126,643	**1.364**	2 STY
55-070-010-00	514 E FRANCIS	02/03/23	$205,000	$205,000	$70,500	34.39	$197,265	$180,128	$154,336	**1.167**	BI-LEVEL
55-070-017-00	413 E WILLIAM	07/23/21	$234,500	$234,500	$62,300	26.57	$197,133	$201,794	$147,204	**1.371**	BI-LEVEL
55-080-006-00	628 E GRANT	01/28/22	$222,500	$222,500	$64,800	29.12	$185,184	$198,347	$144,164	**1.376**	RANCH
55-080-011-00	740 E GRANT	06/10/21	$260,000	$260,000	$80,100	30.81	$279,293	$232,112	$225,072	**1.031**	RANCH
55-080-032-00	729 E LINCOLN	10/17/22	$195,000	$195,000	$64,600	33.13	$160,719	$167,242	$119,034	**1.405**	BI-LEVEL
55-080-036-00	1012 N FERRIS	11/29/21	$259,900	$259,900	$90,500	34.82	$268,584	$229,341	$213,093	**1.076**	CAPE COD
55-095-036-00	302 E GRANT	01/31/22	$130,000	$130,000	$44,500	34.23	$119,122	$110,066	$88,799	**1.240**	2 STY
55-095-046-00	819 N HANOVER ST	08/02/21	$149,900	$149,900	$38,700	25.82	$129,076	$128,511	$96,407	**1.333**	RANCH
55-095-053-00	825 N EAST	10/27/21	$121,000	$121,000	$55,300	45.70	$147,448	$98,315	$111,695	**0.880**	1.25 STY
55-095-055-00	509 E COLFAX	06/23/21	$116,500	$116,500	$59,200	50.82	$161,674	$93,016	$123,715	**0.752**	RANCH
55-125-014-60	1127 N JEFFERSON ST	11/02/22	$219,900	$219,900	$75,500	34.33	$191,591	$193,100	$147,530	**1.309**	BI-LEVEL
55-125-024-00	1028 N MICHIGAN AVE	04/15/21	$130,000	$130,000	$58,600	45.08	$156,533	$104,806	$117,582	**0.891**	1.5/1.75/2 STY
55-125-027-00	1014 N MICHIGAN AVE	06/16/21	$165,000	$165,000	$76,500	46.36	$203,407	$132,065	$152,616	**0.865**	CAPE COD
		Totals:	**$5,159,000**	**$5,159,000**	**$1,809,800**		**$4,933,152**	**$4,416,377**	**$3,751,593**		
					Sale. Ratio =>	**35.08**			**E.C.F. =>**	**1.177**	
					Std. Dev. =>	**6.62**			**Ave. E.C.F. =>**	**1.194**	**13.19553241**

2024
4050

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-001-011-00	312 E STATE	03/14/22	$185,464	$185,464	$47,600	25.67	$170,241	$170,631	$123,242	**1.385**	1.5/1.75/2 STY
55-001-014-00	542 N BOLTWOOD	12/22/22	$172,000	$172,000	$53,900	31.34	$147,207	$143,977	$94,515	**1.523**	1.5/1.75/2 STY
55-001-026-01	529 N JEFFERSON ST	04/02/21	$170,000	$170,000	$57,600	33.88	$164,775	$148,343	$113,496	**1.307**	RANCH
55-001-029-00	515 N JEFFERSON ST	11/19/21	$200,000	$200,000	$75,500	37.75	$221,116	$141,568	$129,012	**1.097**	2 STY
55-001-053-00	305 E HIGH	03/25/22	$170,000	$170,000	$64,600	38.00	$184,541	$148,240	$129,089	**1.148**	1.5/1.75/2 STY
55-001-081-00	413 N MICHIGAN AVE	09/17/21	$120,000	$120,000	$63,200	52.67	$181,314	$100,428	$128,265	**0.783**	1.5/1.75/2 STY
55-005-007-00	631 N WILSON	07/15/21	$151,000	$151,000	$44,800	29.67	$149,327	$129,474	$101,349	**1.278**	RANCH
55-005-009-00	628 N WILSON	10/24/22	$175,000	$175,000	$63,900	36.51	$177,528	$150,319	$121,211	**1.240**	2 STY
55-005-011-00	719 N WILSON	12/30/21	$193,500	$193,500	$68,800	35.56	$197,143	$173,971	$140,852	**1.235**	2 STY
55-005-011-50	715 N WILSON	09/24/21	$170,000	$170,000	$60,000	35.29	$170,726	$141,114	$112,482	**1.255**	RANCH
55-005-012-00	701 N WILSON	12/02/22	$133,315	$133,315	$33,800	25.35	$91,242	$117,868	$60,107	**1.961**	RANCH
55-005-015-00	703 N FERRIS	06/23/22	$115,000	$115,000	$45,100	39.22	$125,735	$76,781	$69,402	**1.106**	RANCH
55-040-011-00	117 W BLAIR	04/15/22	$160,000	$160,000	$61,200	38.25	$169,318	$119,130	$101,862	**1.170**	RANCH
55-040-012-00	128 W COLFAX	02/24/23	$155,000	$155,000	$87,700	56.58	$239,022	$118,822	$160,860	**0.739**	RANCH
55-095-061-00	718 N EAST	06/17/21	$116,000	$116,000	$51,700	44.57	$148,288	$93,688	$99,902	**0.938**	2 STY
55-095-064-00	719 N HANOVER ST	11/03/22	$187,000	$187,000	$51,400	27.49	$170,695	$165,470	$118,291	**1.399**	2 STY
55-095-078-00	712 N HANOVER ST	11/01/21	$145,000	$145,000	$42,900	29.59	$140,871	$120,903	$92,604	**1.306**	RANCH
55-095-080-00	720 N BOLTWOOD	11/03/22	$132,500	$132,500	$48,000	36.23	$129,517	$110,788	$85,492	**1.296**	1.25 STY
55-095-108-00	335 E STATE	03/13/23	$193,000	$193,000	$53,500	27.72	$142,946	$175,143	$99,198	**1.766**	2 STY
55-275-002-00	226 W STATE	10/22/21	$175,000	$175,000	$55,700	31.83	$205,071	$157,059	$148,398	**1.058**	CONDO
		Totals:	**$3,218,779**	**$3,218,779**	**$1,130,900**		**$3,326,623**	**$2,703,717**	**$2,229,628**		
					Sale. Ratio =>	**35.13**			**E.C.F. =>**	**1.213**	
					Std. Dev. =>	**8.21**			**Ave. E.C.F. =>**	**1.249**	**15.84408603**

2024
4090

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-001-280-00	525 W GREEN ST	07/23/21	$220,000	$220,000	$98,500	44.77	$247,536	$198,117	$205,326	**0.965**	2 STY
55-001-287-00	318 S PARK	10/15/21	$168,000	$168,000	$48,300	28.75	$144,545	$145,500	$111,051	**1.310**	1.75 STY
55-001-298-00	336 W GREEN ST	01/07/22	$198,500	$198,500	$71,800	36.17	$183,835	$176,600	$147,348	**1.199**	1.75 STY
55-001-302-00	420 S PARK	03/10/23	$205,000	$205,000	$101,800	49.66	$216,941	$173,516	$168,751	**1.028**	2 STY
55-001-307-00	434 W GREEN	11/23/22	$289,000	$289,000	$143,700	49.72	$299,295	$253,285	$239,836	**1.056**	2 STY
55-001-334-00	404 W WALNUT	07/14/21	$195,000	$195,000	$60,800	31.18	$172,913	$170,609	$135,143	**1.262**	1.25 STY
55-001-343-00	335 W GRAND	12/14/21	$132,500	$132,500	$66,900	50.49	$169,898	$110,851	$134,894	**0.822**	2 STY
55-001-344-00	525 S PARK	02/03/23	$135,000	$135,000	$60,100	44.52	$155,363	$115,579	$123,696	**0.934**	1.5/1.75/2 STY
55-001-349-00	425 W GRAND	07/20/22	$206,000	$206,000	$57,000	27.67	$186,528	$186,944	$152,386	**1.227**	2 STY
55-001-351-00	528 S WASHINGTON	10/29/21	$165,000	$165,000	$62,500	37.88	$158,149	$143,945	$124,744	**1.154**	2 STY
55-001-362-00	436 W GRAND	02/04/22	$155,000	$155,000	$53,900	34.77	$137,720	$132,191	$104,560	**1.264**	1.75 STY
55-001-364-00	420 W GRAND	10/07/22	$175,000	$175,000	$59,300	33.89	$168,779	$137,773	$119,702	**1.151**	1.75 STY
55-001-371-00	421 W BOND ST	12/03/21	$116,000	$116,000	$55,200	47.59	$141,241	$96,579	$110,846	**0.871**	2 STY
55-001-378-00	535 W BOND	11/30/21	$172,000	$172,000	$59,300	34.48	$151,615	$148,247	$116,344	**1.274**	1.75 STY
55-001-401-00	716 S MARKET	07/09/21	$202,500	$202,500	$78,900	38.96	$229,758	$184,798	$192,954	**0.958**	RANCH
55-001-431-00	603 W CLINTON	02/18/22	$335,000	$335,000	$107,700	32.15	$280,870	$307,211	$230,283	**1.334**	1.5/1.75/2 STY
55-001-436-00	512 W CLINTON	06/27/22	$256,000	$256,000	$88,700	34.65	$207,426	$228,144	$163,394	**1.396**	1.25 STY
55-001-449-00	327 W MARSHALL	04/14/21	$92,000	$92,000	$27,900	30.33	$82,755	$71,088	$56,272	**1.263**	RANCH
55-001-461-10	520 W MARSHALL	10/03/22	$243,000	$243,000	$50,400	20.74	$196,952	$211,540	$150,584	**1.405**	RANCH
55-001-463-00	1002 S PARK	10/07/22	$195,000	$195,000	$71,500	36.67	$167,903	$172,302	$132,125	**1.304**	CAPE COD
55-001-469-00	309 W SOUTH	05/20/22	$260,000	$260,000	$89,800	34.54	$209,219	$237,194	$169,621	**1.398**	RANCH
55-001-473-00	331 W SOUTH	10/29/21	$129,000	$129,000	$35,900	27.83	$116,261	$111,846	$90,179	**1.240**	RANCH
55-001-484-00	1030 S MARKET	12/02/22	$259,900	$259,900	$90,000	34.63	$246,720	$206,446	$175,856	**1.174**	1.5/1.75/2 STY
55-001-486-00	428 W SOUTH	07/12/21	$153,500	$153,500	$43,700	28.47	$128,251	$132,623	$97,702	**1.357**	CAPE COD
55-001-491-00	334 W SOUTH	04/13/21	$180,000	$180,000	$74,500	41.39	$199,224	$145,194	$149,607	**0.971**	RANCH
55-035-007-00	633 W WALNUT	09/03/21	$240,000	$240,000	$64,400	26.83	$264,064	$215,380	$217,874	**0.989**	1.25 STY
55-090-033-00	633 S BENTON	07/22/22	$228,000	$228,000	$69,400	30.44	$200,287	$210,026	$165,890	**1.266**	1.75 STY
55-090-064-00	703 S BENTON	11/11/21	$230,000	$230,000	$133,100	57.87	$334,980	$188,609	$267,142	**0.706**	RANCH
55-090-066-00	720 W BOND ST	03/22/22	$160,000	$160,000	$70,700	44.19	$178,936	$139,934	$144,559	**0.968**	RANCH
55-090-110-00	636 W MADISON	04/01/22	$150,000	$150,000	$55,800	37.20	$131,641	$130,221	$101,785	**1.279**	1.25 STY
55-090-119-00	820 W CLINTON	06/18/21	$301,000	$301,000	$101,300	33.65	$333,213	$262,468	$268,136	**0.979**	RANCH
55-120-010-00	717 W GREEN ST	07/23/21	$186,000	$186,000	$58,900	31.67	$186,645	$151,935	$138,835	**1.094**	1.5/1.75/2 STY
55-120-019-00	901 W GREEN ST	06/30/21	$299,900	$299,900	$134,000	44.68	$351,597	$218,079	$245,474	**0.888**	2 STY
55-201-238-00	301 S BROADWAY ST	09/15/22	$180,000	$180,000	$75,300	41.83	$175,707	$158,851	$140,635	**1.130**	1.5/1.75/2 STY
55-201-266-00	236 W GREEN ST	11/28/22	$185,000	$185,000	$97,300	52.59	$224,097	$159,682	$180,873	**0.883**	2 STY
55-201-268-00	218 W GREEN	10/29/21	$180,000	$180,000	$95,500	53.06	$242,188	$149,589	$192,700	**0.776**	2 STY
55-201-279-00	112 E GREEN ST	07/08/22	$134,000	$134,000	$45,200	33.73	$105,701	$120,309	$83,722	**1.437**	1.75 STY
55-201-283-00	420 S MICHIGAN AVE	02/28/22	$160,000	$160,000	$45,900	28.69	$135,824	$144,930	$109,876	**1.319**	1.75 STY
55-201-299-00	138 W WALNUT	05/20/22	$250,000	$250,000	$79,100	31.64	$184,198	$228,497	$148,039	**1.543**	2 STY
55-201-310-00	128 E WALNUT	11/19/21	$187,500	$187,500	$64,100	34.19	$160,536	$171,337	$131,368	**1.304**	1.25 STY
55-201-313-00	135 E GRAND	11/12/21	$140,000	$140,000	$63,300	45.21	$161,533	$110,553	$120,187	**0.920**	2 STY
55-201-356-00	703 S MICHIGAN AVE	12/27/22	$165,000	$165,000	$62,400	37.82	$151,011	$126,055	$101,971	**1.236**	1.75 STY
55-201-364-00	805 S BROADWAY ST	10/15/21	$187,000	$187,000	$57,000	30.48	$143,951	$172,173	$117,492	**1.465**	1.75 STY

55-201-377-00	821 S MICHIGAN	05/16/22	$97,500	$78,000	$63,200	81.03	$124,840	$40,699	$83,530	**0.487**	1.25 STY
55-201-390-00	W CLINTON	11/05/21	$150,000	$150,000	$5(	37.67	$144,344	$129,172	$112,389	**1.149**	.75/2 STY
55-201-398-00	122 W CLINTON	12/17/21	$160,000	$160,000	$65,200	40.75	$168,072	$135,085	$130,261	**1.037**	1.5/1.75/2 STY
55-201-429-00	1014 S JEFFERSON	08/22/22	$210,000	$210,000	$93,100	44.33	$195,573	$184,858	$155,078	**1.192**	2 STY
55-201-430-00	1009 S JEFFERSON ST	06/27/22	$317,500	$317,500	$114,300	36.00	$264,974	$290,824	$216,832	**1.341**	BI-LEVEL
55-201-431-00	1010 S MICHIGAN AVE	03/11/22	$334,900	$334,900	$121,800	36.37	$309,194	$292,715	$242,956	**1.205**	1+ STY
55-201-432-00	1007 S MICHIGAN AVE	03/03/22	$295,000	$295,000	$84,900	28.78	$214,498	$260,067	$163,389	**1.592**	RANCH
55-201-436-00	135 E SOUTH	10/28/22	$225,000	$225,000	$93,900	41.73	$225,557	$195,572	$178,461	**1.096**	1+ STY
55-201-442-00	137 W SOUTH	05/26/21	$178,000	$178,000	$51,500	28.93	$132,277	$156,502	$100,800	**1.553**	1.5/1.75/2 STY
55-201-444-00	203 W SOUTH	09/20/22	$139,900	$139,900	$59,100	42.24	$142,769	$101,177	$94,673	**1.069**	1.5/1.75/2 STY
55-201-446-00	221 W SOUTH	07/27/21	$187,900	$187,900	$73,500	39.12	$187,249	$160,706	$145,637	**1.103**	1.5/1.75/2 STY
55-201-448-00	236 W SOUTH	01/06/22	$215,000	$215,000	$85,300	39.67	$215,834	$188,353	$172,145	**1.094**	RANCH
55-201-452-00	204 W SOUTH	02/04/22	$137,500	$137,500	$45,900	33.38	$118,757	$114,377	$87,019	**1.314**	1.5/1.75/2 STY
		Totals:	**$11,049,500**	**$11,030,000**	**$4,139,000**		**$10,709,744**	**$9,506,857**	**$8,362,931**		
					Sale. Ratio =>	**37.52**			**E.C.F. =>**	**1.137**	
					Std. Dev. =>	**9.63**			**Ave. E.C.F. =>**	**1.156**	**15.24116089**
USED 1.137											

2024
4200

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	Building Style
55-001-102-00	341 W MILL ST	11/04/22	$170,000	$170,000	$68,700	40.41	$163,285	$146,196	$126,916	**1.152**	1.5/1.75/2 STY
55-001-135-00	420 W MILL ST	05/07/21	$166,000	$166,000	$62,300	37.53	$148,841	$140,882	$112,578	**1.251**	RANCH
55-001-244-00	520 W COURT ST	09/30/21	$195,000	$195,000	$52,400	26.87	$180,813	$176,788	$147,954	**1.195**	1.5/1.75/2 STY
55-201-034-00	212 W MILL ST	04/30/21	$90,100	$90,100	$35,900	39.84	$98,536	$78,840	$79,414	**0.993**	1.25 STY
55-201-205-00	306 S HANOVER ST	01/07/22	$140,000	$140,000	$46,700	33.36	$129,342	$129,519	$108,154	**1.198**	BUNGALO / 1+
55-220-055-00	502 S HANOVER ST	07/28/21	$189,900	$189,900	$64,900	34.18	$191,159	$171,671	$157,352	**1.091**	1.5 STY
		Totals:	**$951,000**	**$951,000**	**$330,900**		**$911,976**	**$843,896**	**$732,368**		
					Sale. Ratio =>	**34.79**			**E.C.F. =>**	**1.152**	
					Std. Dev. =>	**5.06**			**Ave. E.C.F. =>**	**1.147**	**6.087814063**
55-001-130-00	338 W MILL ST	12/22/22	$174,000	$174,000	$48,500	27.87	$114,817	$161,354	$92,967	**1.736**	1.75 STY

2024
4435 & 4440

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
55-010-002-50	1310 N BOLTWOOD	04/22/22	$155,000	$155,000	$47,400	30.58	$134,798	$127,000	$90,277	**1.340**	4440
55-150-002-00	707 W WOODLAWN AVE	07/18/22	$225,000	$225,000	$78,700	34.98	$181,033	$192,801	$125,811	**1.532**	4435
55-150-006-00	1531 LIBERTY	04/15/22	$245,000	$245,000	$95,600	39.02	$218,312	$211,953	$156,606	**1.353**	4435
55-150-011-00	1548 LIBERTY	05/03/21	$219,900	$219,900	$82,400	37.47	$197,732	$189,183	$141,179	**1.340**	4435
55-150-012-00	1544 LIBERTY	02/07/23	$279,900	$279,900	$98,600	35.23	$225,124	$249,299	$164,432	**1.516**	4435
55-150-019-00	1520 LIBERTY	07/30/21	$210,000	$210,000	$91,200	43.43	$215,729	$177,228	$154,655	**1.146**	4435
		Totals:	**$1,334,800**	**$1,334,800**	**$493,900**		**$1,037,930**	**$1,020,464**	**$742,683**		
					Sale. Ratio =>	**37.00**			**E.C.F. =>**	**1.374**	**0.141426305**
					Std. Dev. =>	**4.33**			**Ave. E.C.F. =>**	**1.371**	**10.1977**

USED 1.374